



PINAL COUNTY
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF November 15, 2012**

PRESENT: Mr. Hartman, Chairman Ms. Aguirre-Vogler, Member
Mr. Brown, Member Ms. Moritz, Member
Mr. Salas, Member Mr. Tameron, Member

ABSENT: Mr. Ellis, Member Mr. Riggins, Vice-Chairman
Mr. Gutierrez, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Abraham, Planning Manager Mr. Denton, Planner II
Ms. Cortez, Administrative Secretary

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

The meeting was called to order at 9:07 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: October 18, 2012

MOTION

Commissioner Moritz made a motion to approve the minutes of October 18, 2012. Commissioner Tameron seconded the motion. Motion passed unanimously.

Chairman Hartman stated the clarification on the minutes from September 13, 2012 was very helpful.

Commissioner Salas arrived at 9:09 am.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Abraham stated there will be a conference for Boards and Commission Members on Friday, December 7, 2012 hosted by the Urban Land Institute, the itinerary for the conference will be provided to the Commission Members attending following the meeting.

Mr. Abraham stated the Planning Commission is scheduled for a tour of the courthouse, to see all the renovations. The tour will be after lunch.

Mr. Abraham gave the results of the Elections from November 4, 2012. Mr. Abraham stated the changes would not take effect until January 2013. Ms. Grieb stated the Commission Members would finish their terms. Commissioner Aguirre-Vogler requested the new Board Members come and visit the Planning Commission when they take office. Chairman Hartman requested having a meeting with all the new Board Members as well as the Planning Commission.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

Mr. Abraham stated there is nothing to report from the Board meeting of October 17, 2012.

Mr. Abraham stated the Board of Supervisors supported all of the decisions the Commission made on the cases presented on October 24, 2012.

TENTATIVE PLATS

S-031-03 - DISCUSSION/APPROVAL/DISAPPROVAL: Pecan Woods, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Pecan Woods, 581 lots on a 166± acre parcel in the CR-3/PAD zone; situated in portion of Section 20, T5S, R3E, G&SRB&M, Tax Parcel 510-48-014J (located at the southeast corner of Papago Road and Amarillo Valley Road approximately 2½ miles southwest of the City of Maricopa).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Chairman Hartman called the applicant forward.

Mr. Kelly Hall, 16 Spur Circle, Scottsdale, AZ 85251, came forward to address the Commission. Mr. Hall discussed the reason for the extension request.

Commissioner Aguirre-Vogler stated that she would like an update of the traffic impact analysis. Mr. Hall stated nothing has changed since the previous meeting, he had spoken to staff members of the City of Maricopa, and they were not very cooperative. Chairman Hartman stated there has not been any improvement on the roads.

Commissioner Moritz asked Mr. Abraham if Union Pacific Railroad could come in to meet with the Commission. Mr. Abraham stated it is very difficult to get a hold of them, but he will attempt to contact them again.

MOTION

Commissioner Salas made a motion to approve case S-031-03, with the attached stipulations 1 – 42, deleting existing stipulation 10, modifying existing stipulation 29, and modifying existing stipulation 35, to extend the tentative plat to January 20, 2015 as set forth in the staff report. Commissioner Moritz seconded the motion. Motion passed unanimously.

S-035-05 - DISCUSSION/APPROVAL/DISAPPROVAL: Anderson & Miller 694, LLP, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Solana Ranch North, 2,335 lots on a 689± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portion of Section 3, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001C & 001D (Bounded by Anderson Road, Miller Road, Barnes Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Chairman Hartman called the applicant forward.

Mr. Kelly Hall, 16 Spur Circle, Scottsdale, AZ 85251, came forward to address the Commission. Mr. Hall discussed the reason for the extension request.

Chairman Hartman asked Mr. Hall if the utilities had been set up in the area. Mr. Hall responded he had been in contact with Global Water for service to the project.

Commissioner Aguirre-Vogler asked Mr. Hall about the annexation. Mr. Hall responded, the Casa Grande annexation ends at Anderson Road. Commissioner Aguirre-Vogler asked Mr. Hall what the distance is from Global Water. Mr. Hall responded they are north of the highway, on Hartman and Farrell.

Commissioner Aguirre-Vogler stated on some developments they have to give up water rights, when does that occur. Chairman Hartman stated developments do not give up their water rights until farming has ceased. Commissioner Brown stated until the demand for development reaches the property it will remain as agricultural. The tax benefits are better as agricultural. Commissioner Salas asked if there is a formal agreement with Global Water. Mr. Hall responded there is a formal agreement.

MOTION

Commissioner Moritz made a motion to approve case S-035-05 with the attached stipulations, 1 – 58, deleting existing stipulation 20, modifying existing stipulation 44 and modifying existing stipulation 50 to extend the tentative plat to December 16, 2014 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously.

S-036-05 - DISCUSSION/APPROVAL/DISAPPROVAL: Anderson & Miller 580, LLP, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Solana Ranch South, 2,030 lots on a 579± acre parcel in the CR-3/PAD zone; situated in portion of Section 10, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001F, 001H, 002, 004B & 005 (Bounded by Anderson Road, Barnes Road, Kortsen Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Chairman Hartman called the applicant forward.

Mr. Kelly Hall, 16 Spur Circle, Scottsdale, AZ 85251, came forward to address the Commission. Mr. Hall discussed the reason for the extension request.

Commissioner Aguirre-Vogler asked Mr. Denton why the transportation fund had been removed. Mr. Denton replied it was removed due to impact fees. Commissioner Aguirre-Vogler explained her concerns about the railroad.

Mr. Ryan Weed, 4550 North 12th Street, Phoenix AZ. Mr. Weed discussed the existing crossing at Anderson Road. They currently have an approval from Union Pacific to bring it up to code.

Commissioner Aguirre-Vogler stated Union Pacific needs to be clear about what they are going to do.

Chairman Hartman asked Mr. Chow if he knew about the County or City widening the Maricopa / Casa Grande Highway. Mr. Chow responded he was not aware of any deals. Ms. Grieb stated she was not aware of any deal either.

MOTION

Commissioner Moritz made a motion to approve case S-036-05, with the attached stipulations 1 – 57, deleting existing stipulation 20, modifying existing stipulation 43 and modifying existing stipulation 49 to extend the tentative plat to December 16, 2014 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously.

S-039-03 - ACTION: Howard Hawks, landowner, Sunrise Engineering, engineer, requesting approval of a tentative plat extension for Heritage Estates, 193 lots on a 48± acre parcel in the CR-2/PAD & CR-3/PAD zones; situated in portion of the N½ of Section 7, T4S, R9E, G&SRB&M, Tax Parcel 200-31-009H (located approximately one mile south of Arizona Farms Road and approximately ¾ of a mile west of Felix Road).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Chairman Hartman called the applicant forward.

Mr. Ricky Holston, Sunrise Engineering, 2491 W. Sunset Way, Queen Creek, AZ, came forward to address the Commission. Mr. Holston discussed the reason for the extension request. Mr. Holston stated there has not been any construction.

MOTION

Commissioner Moritz made a motion to approve case S-039-03, with the attached stipulations 1 – 37, deleting existing stipulation 11, modifying existing stipulation 29, and modifying existing stipulation 35, to extend the tentative plat to November 20, 2014 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously.

S-013-06 - DISCUSSION/APPROVAL/DISAPPROVAL: Casa Grande Seventy, LLC, landowner, Sunrise Engineering, engineer, requesting approval of a tentative plat extension for Encanto Hacienda, 65 lots on a 80± acre parcel in the CR-1A zone; situated in portion of the SW ¼ of Section 6, T6S, R7E, G&SRB&M, Tax Parcel 401-04-003B (located ½ mile south of McCartney Road and ½ mile west of Overfield Road approximately 1 mile west of the City of Coolidge).

Mr. Denton read a portion of the staff report and used a PowerPoint presentation.

Chairman Hartman called the applicant forward.

Mr. Ricky Holston, Sunrise Engineering, 2491 W Sunset Way, Queen Creek, AZ, came forward to address the Commission. Mr. Holston discussed the reason for the extension request.

Chairman Hartman asked Mr. Holstein if there are horse access trails in the area. Mr. Holstein responded he is not sure if there are dedicated trails, but there are other areas that can be used as public trails.

MOTION

Commissioner Salas made a motion to approve case S-013-06, with the attached stipulations 1 – 49, deleting existing stipulation 23, and modifying existing stipulation 47, to extend the tentative plat to November 18, 2014 as set forth in the staff report. Commissioner Brown seconded the motion. Motion passed unanimously.

Chairman Hartman suggested taking a tour to the Windmill for the Planning Commission Members, it will not be a meeting, nor will official business be discussed. Ms. Grieb advised the Commission that if any future trips are being planned, staff members need to be aware of them first. Staff needs to be able to announce it to the public and that no official business will be discussed during the trips.

ADJOURNMENT

Commissioner Salas made a motion to adjourn. Commissioner Moritz seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 10:13 a.m.

RESPECTFULLY submitted December 20, 2012



Jerry Stabley, Planning Director